

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 25, 2008

Mr. Richard Brooks
5780 Speaking Rock Avenue
Las Vegas, Nevada 89131

RE: VAR-25967 - VARIANCE

Dear Mr. Brooks:

Your request for a Variance TO ALLOW A SIX-FOOT, 10-INCH REAR YARD SETBACK WHERE A 20-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. The addition area shall not be rented and shall not contain a kitchen.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **January 25, 2008**.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

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(Mayor Pro Tem)

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